



TOWN OF OLD SAYBROOK
**Inland Wetlands & Watercourses
Commission**

J. Colin Heffernan, Chairman
Charles A. Wehrly, III, Vice Chairman
Chuck Savage
Alyse Oziolor (Conservation)
Geraldine M. Lewis (Zoning)
Paula Kay (Planning)
Vacancy (Economic Development)

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Alternate Members
Elizabeth D. Steffen, Secretary
Janis Esty

MINUTES
REGULAR MEETING
Thursday, September 30, 2021
Via Hybrid Meeting
Town Hall 1st floor conference room
302 Main Street

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

II. ROLL CALL

Members Present: C. Heffernan, C. Wehrly, C. Savage, P. Kay, E. Steffen

Members Absent: A. Oziolor, G. Lewis, J. Esty

Staff Present: L. Wacker, Assistant Town Planner; C. Maharbiz, Recording Clerk

Audience Present: Robert L. Doane, Jr.

III. OLD BUSINESS

21-008 “Budney” Application to Conduct a Regulated Activity

Application to remedy Notice of Violation issued April 7, 2021 for placement of fill within the 100’ upland review area.

4 Dibble Road, (Map 46/Lot 14-1)

Owner: Leonard Budney

ACTION: Continue matter to October 21 meeting at request of applicant (Act N.L.T. 10/23/21)

C. Wehrly questioned why the matter was being continued and if there was a need to continue it, or if they could act without Mr. Budney present. L. Wacker explained that it was continued at the applicant’s request due to a family emergency and that it ~~was~~ must be continued because the agenda stated that the issue was not being decided tonight.

<p>MOTION to continue matter to the October 21, 2021 meeting; MADE: by C. Heffernan; SECONDED: by P. Kay; VOTING IN FAVOR: C. Heffernan, C. Wehrly, C. Savage, P. Kay,</p>
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E. Steffen; OPPOSED: None; ABSTAINING: None; APPROVED: 5-0-0.
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IV. NEW BUSINESS

21-010 “MVJJ, LLC” Application to Conduct a Regulated Activity

Construction of a 30 ft. x 54 ft. addition to an existing commercial/residential building within the 100' upland review area

1522 Boston Post Road, (Map 26/Lot 28)

Owner: MVJJ LLC Agent: Robert L. Doane, Jr., P.E., L.S.

ACTION: Receive application, Review for completeness, Accept application and Determine if regulated activities are significant.

Agent Robert L. Doane began by stating that he was present on behalf of MVJJ, LLC, the official owner for Master Tile and presented the following: About a year ago, MVJJ, LLC had a wetlands application approved for the same site for a smaller 15 by 22 building on the right-hand side of the proposed building. Because Master Tile is extremely busy and is now involved in kitchen cabinetry as well as other cabinetry, the 15 x 22 storage building previously proposed is now inadequate. The new proposal is a 30 x 54 square foot addition, all for storage on first floor and with the office previously proposed now located on the second floor. Access to the storage will still be from the existing parking lot and will involve very little earthwork. The corner of the building will be about 24 feet from the wetlands. The characteristics of the wetlands in that area is a mowed lawn and along the southern fringe, there is an area of dense trees and shrub growth, the majority of which will remain other than a small corner that will be removed. Specifically, the area in the SE corner of the building will involve clearing of some shrub growth and the SW corner is the closest corner to the wetlands, which is about 24 feet. There is very little earthwork, but there is a stockpile area depicted that will be excavated for footings 42 inches deep and that material will be used for backfilling. In addition, there is a concrete slab being poured for the floor of the addition, which will match the same elevation as the existing building. In the right-hand corner, there is the B100A analysis that has been submitted to CRAHD to demonstrate that a code-compliant system could fit on the site. The only increase is an increase in square footage, but the number of employees does not have to increase. CRAHD signed off during the last application. Regarding parking, Town Planner Chris Costa asked for a parking analysis. There are two analyses shown, with one of them being a more conservative calculation, and there is enough parking on site. The architecturals are attached to the application and the fee has been paid.

The Chairman stated that the Commission wants to discourage the idea that an applicant can request a series of smaller additions over time versus a larger one up front that may get denied. The applicant should be mindful not to come back in another six months requesting more space because it may start to look like an attempt to get bite by bite what the applicant would not be able to obtain upfront. Agent R. Doane responded that such was not the intent and that the applicant was not involved with cabinets previously like it is now, nor was the business as vigorous as it is now. The current expansion is logical for the parking as well as sanitary. The applicant does not envision coming back again to ask for more space.

P. Kay asked to be refreshed about the parking calculation mentioning a one-bedroom apartment and whether that was on the second floor. Agent R. Doane responded in the affirmative and stated that it is accessed by the stairway on the east side and that it was part of the original application.

C. Wehrly asked what the setback from the wetlands was for the addition in the previous application that was approved. Agent R. Doane answered that the recent approval of the office building addition was about 35 feet, and the 20-by-15-foot building was about 50 feet away. He further highlighted that sheet 1 of 7 of the architectural shows the prior building that was approved. C. Wehrly also stated that the application indicated approximately 80 cubic yards of excavation and asked whether a truckload is 6 yards. Agent R. Doane responded that a truckload is usually about 13 to 15 yards. C. Wehrly commented that it seems to be quite a bit of fill and asked further about it and its use as backfill. Agent R. Doane answered that a lot of the material will be used for backfill; the topsoil that gets stripped from that area will be trucked off site and some of the existing soil will be backed up against the building. He further explained that the excavation is going to be about 4 feet wide all the way around and clarified that some of the 80 cubic yards of excavation will be hauled off site. Finally, C. Wehrly asked whether the cabinetry is being brought in so that no wood working is involved. Agent R. Doane stated that the cabinetry is not being built on site. He explained that the cabinets are ordered, constructed off site, and hauled to the building where the employees and their vans are located. There is a garage door where cabinets are offloaded.

MOTION to accept the application as complete, that the regular activities are not significant and that no Ordinance 71 fees are required; **MADE:** by C. Heffernan; **SECONDED:** by E. Steffen; **VOTING IN FAVOR:** C. Heffernan, C. Wehrly, C. Savage, P. Kay, E. Steffen; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

V. REGULAR BUSINESS

A. Meeting Minutes – 8/19/21

P. Kay suggested the following changes to the August 19th Meeting Minutes:

- In Section II. Roll Call, under the staff present, insert the title for L. Wacker after her name, specifically “Assistant Town Planner.”
- In Section III. New Business, under the section beginning with “ACTION,” change the capital letters to small letters and insert a period at the end of the sentence as follows: ACTION: Receive application, Review for completeness, accept application and Determine if regulated activities are significant and Determine if Ordinance 71 fees are required.
- In Section III. New Business, the Motion to accept the activities of 21-008 “Budney” Application appears twice (at the bottom of page 1 and the top of page 2). One of the repeated motions should be removed.
- In Section IV. Regular Business, Subsection A. Meeting Minutes, the sentence starting with P. Kay should be changed to add an ellipsis and quotations marks for the statement made, and should read as follows:

P. Kay noted that the minutes should read: “. . . Old Saybrook more affordable for some people.”

- In Section IV. Regular Business, Subsection B. Correspondence & Announcements, the name Gerraldine should be corrected to be spelled with one “r” as Geraldine. In addition, in the sentence beginning with “A. Oziolor,” the phrase “conservation committee’s” should be changed to be written as “Conservation Commission’s” and a comma inserted between the word Saturday and the date.
- In the Motion to adjourn the meeting, the date should be changed from September 16 to September 30.

<p>MOTION to approve the regular meeting minutes of August 19, 2021, as amended; MADE: by C. Heffernan; SECONDED: by C. Wehrly; VOTING IN FAVOR: C. Heffernan, C. Wehrly, C. Savage, P. Kay, E. Steffen; OPPOSED: None; ABSTAINING: None; APPROVED: 5-0-0.</p>

B. Correspondence & Announcements – None

C. Committee, Representative & Staff Reports

Lynette Wacker stated that the Conservation Commission may have a representative appointed at the next meeting for IWWC. She also said to think ahead towards the election of officers in the next few months. The Chairman pointed out that the election of officers typically occurs in January. C. Wehrly agreed. L. Wacker will calendar in November.

VI. ADJOURNMENT

<p>MOTION to adjourn the meeting at 7:25 p.m. to the next regular meeting on October 21, 2021, Old Saybrook Town Hall, 1st Floor Conference Room and via Zoom; MADE: by C. Heffernan; SECONDED: by E. Steffen; VOTING IN FAVOR: C. Heffernan, C. Wehrly, C. Savage, P. Kay, E. Steffen; OPPOSED: None; ABSTAINING: None; APPROVED: 5-0-0.</p>

Respectfully Submitted,
Carolina Maharbiz, Recording Clerk